

Article 4: Subdivision Regulations

Division 4: Final Map Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0401 Purpose of Final Map Regulations

The purpose of these regulations is to regulate the preparation and filing of final maps and related documents within the City of San Diego and to supplement the provisions of the *Subdivision Map Act*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0410 Preparation Requirements for Final Maps

The preparation, content, and form of final maps shall be in accordance with the *Subdivision Map Act*, Chapter 2, Article 2, and the Land Development Manual.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0420 Certificates on Final Maps

Final maps shall contain the following certificates.

- (a) Certificates shall appear on the title sheet of the final map in accordance with the *Subdivision Map Act*, Chapter 2, Article 2.
- (b) Where *public right-of-way* is being dedicated on the map over an existing *public utility* easement or right-of-way used for transmission facilities, a joint-use certificate must appear on the final map or by a simultaneously recorded separate instrument.
- (c) Certificates by appropriate City and County officials that there are no unpaid taxes against the property and that there are no unpaid special assessments against the property or that certain unpaid special assessments have been authorized by the City Council to be divided and apportioned to the newly created parcels as authorized by the appropriate special assessment statutes.
- (d) A certificate of title executed by a title company shall appear on the title sheet or a *subdivision* guarantee that has been duly executed shall accompany the final map.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0430 Commencing Work Related to a Final Map

- (a) Except for surveying and required testing, or as otherwise authorized in the Land Development Code, no improvements or *grading* related to a final map shall be started until the final map has been filed, the related *subdivision* agreement has been executed, and a notice to proceed has been issued.
- (b) If the *subdivider* desires to do all or part of the work required by the *tentative map* before filing the final map and entering into the associated agreement, they may do so in accordance with the following:
 - (1) The plans shall be in conformance with the approved *tentative map* and any associated *development permit* and approved by the City Engineer; and
 - (2) A bond has been posted, satisfactory to the City Engineer, in an amount that would assure the restoration of the land to its original condition, in the event the final map is not filed and all required improvements installed.
- (c) The City Engineer may impose those conditions of the approved *tentative map* that are needed to assure compliance with the *tentative map*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0431 Acceptance of Improvements for a Final Map

Upon completion of improvements, the City will record a Notice of Completion and release the improvement securities in accordance with the terms of the agreement, the Land Development Code, and the *Subdivision Map Act*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)